

P&Z / BUILDING DEPARTMENT OCTOBER 2018 MONTHLY REPORT

P&Z COMMISSION MEETING OCTOBER 23, 2018

Present: Planning and Zoning Commissioners Sarah Murphy, Brett Nolan, Debi Renfroe, Ken Collins, Joe Clark and Toby Spencer.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown, and Administrative Assistant Geneva Walker.

1. Approval of Agenda. Motion to approve agenda tabling item number five. – Collins, Second – Renfroe. **Approved unanimously.**
2. Approval of Amended Minutes from the August 28, 2018 meeting. Motion to approve amended page 11 of minutes to reflect Vice-Chair Collins conducted the Discount Tire portion of the meeting – Nolan, Second – Collins, Abstained – Renfroe. *Vote: For Nolan, Collins, and Clark. Abstained-Renfroe. Motion carried 3-0-1.*
3. Approval of Minutes from September 25, 2018 regular meeting. Motion to approve. – Collins, Second – Renfroe, Abstained - Spencer. *Vote: For Collins, Renfroe, Nolan and Clark. Abstained Spencer. Motion carried 3-0-1.*

NEW BUSINESS:

4. Walton Communities - Grady Ave. and Beauregard Blvd. - Rezoning request of four parcel number(s) 052304002, 052304007, 052304019 (29.82 acres) from R-30 (Single Family Residential) and parcel number 052304008 (.70 acres) C-3 (Highway Commercial) to C-1 (Downtown Commercial). File #18-028. Motion to table rezoning request to the November 27, 2018 meeting. – Nolan, Second – Spencer. **Approved unanimously.**
5. Walton Communities - Grady Ave. and Beauregard Blvd - Variance requests for the following:

To allow 30ft. planted buffer along parcel 05204003 in lieu of 30 ft. natural buffer as required in Sec. 94-315(c) of the City of Fayetteville Zoning Ordinance

To allow 20ft planted buffer along Beauregard Blvd. across from Parcel 052304009 in lieu of 20ft natural buffer as required in Sec. 94-315(e) of the City of Fayetteville Zoning Ordinance.

P&Z / BUILDING DEPARTMENT OCTOBER 2018 MONTHLY REPORT

To allow 10ft planted buffer along Grady Ave. frontage in lieu of 10ft natural buffer as required in Sec. 94-315(e) of the City of Fayetteville Zoning Ordinance.

From Sec. 94-483 (24) to reduce the required number of off-street parking spaces from 470 to 426 for parcel number 052304019 and 052304002.

From Sec. 94-227 to increase the allowable height of buildings from 60ft to 75ft.

From Sec. 94-203 (c)(1) to reduce driveway spacing for access on Hwy 85 from 500ft to approximately 200ft for parcel number 052304008. File #18-028. [Motion to table variances until the November 27, 2018 meeting to allow the developer time to address issues related to the land use mix, transportation, architecture, site design, buffers, environmental sustainability, trails, and ADA accessibility and visit ability. – Nolan, Second – Spencer. **Approved unanimously.**](#)

6. Solis Fayetteville - Highway 54 E. - Rezoning request for 31.55 acres from R-70 to OI and RMF-15 for construction of a 240 multi-family community and a 12,000 square feet office building. File #18-019. ***Applicant requests to table.*** [Motion to table until the applicant informs staff that they are ready to move forward or until the applicant withdraws the application. – Collins, Second Nolan. **Approved unanimously.**](#)
7. Lee Street Project - 240-250 Lee Street - Special Exception to allow a microbrewery in a C-1 (Downtown Commercial district. File #18-020. [Motion to approve special exception request to allow a microbrewery in a C-1 zoning district located within the Main Street District. – Collins, Second – Spencer. **Approved unanimously.**](#)
8. Lee Street Project - 240-250 Lee Street - Variance request to reduce the required buffer from 30 feet to 0 feet. File #18-020. [Motion to approve variance request to reduce required buffer from 30 feet to 0 feet along the northern property line with the following condition:](#)
 1. [Applicant install a privacy fence along the north and south property boundary lines. – Collins, Second – Spencer. **Approved unanimously.**](#)

NEW BUSINESS: (continued)

9. Broadway Diner - 705 W. Lanier Ave. - Request for extension of development plans approved at the February 20, 2018 called meeting. File #17-037. [Motion to extend the approval of development plans for an additional year-- Nolan, Second – Clark. **Approve unanimously.**](#)
10. Jeff Hollis - 295 Beauregard Blvd. - Elevation Plans to remodel and reconfigure existing roof in the rear from hip roof to a gable roof with shed dormers on side. File #18-029. [Motion to approve elevation plans with the following condition:](#)

P&Z / BUILDING DEPARTMENT OCTOBER 2018 MONTHLY REPORT

1. Applicant must submit full set of construction plans to building department.
– Collins, Second – Nolan. **Approved unanimously.**

11. Mark Sisk – 119 N. 85 Parkway – Elevations Plans to add a roll up door to the side of existing building. File #18-031. **Motion to approve elevation plans. Nolan, Second – Spencer. Approved unanimously.**

12. Emily Poole - 100 Heatherden Ave. - Variance request to allow a six feet brick wall at the front property line on two sides of a corner lot, with a 12 feet tall arched brick gate doorway. File #18-030. **Motion to approve variance request. – Collins**

Friendly amendment: that wall be built with materials to match the materials of the home. – Nolan

Acceptance of friendly amendment to motion. – Collins, Second – Nolan. **Approved unanimously**

STAFF REPORTS:

NONE

Adjourn: Chair Murphy called for a motion to Adjourn.

Motion: Nolan

Second: Collins

Vote: **Unanimous**

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY OCTOBER 3, 2018

1. Ballard Law Building – **Approved as Presented.** Follow up directly with Brian Wismer regarding the DDA façade grant application (bwismer@fayetteville-ga.gov; 770-719-4175). *Also, please see recommendation below.*

113 Glynn St. South

- a. **1 Wall Sign**

Material—Woodgrain pattern

Colors: Sherwin Williams Classical Gold and Black

Font: Carla (Wall Sign)

P&Z / BUILDING DEPARTMENT

OCTOBER 2018 MONTHLY REPORT

Amaretto (Name Plates)

Side Profile: 4" Thick

- b. **3 Gooseneck Lighting Fixtures** - Angle Shades: Style: A812, 12.5" (H and 12" (W)
Arms Style: E1
Finishes: Either-- 41 Gloss Black, 51-Architectural Bronze,
61-Anodized Charcoal; 62-Anodized Bronze
- c. **Building/façade** will be painted Roycroft Mist Gray (SW 2844) with Roycroft Bronze Green Trim (SW 2846) Existing wood, panel boards will be removed and replaced with fiber cement hardi-plank.
Trim board will be replaced with hardi-plank type material.
- d. **Awnings** will be changed to one solid awning that will go across the entire front of the building. The manufacturer's color is currently Burnish Slate, but can paint the metal awning Roycroft Bronze Green to match trim.
- e. **Chicks sign** will be located to the right of the front door, attached to the awning ceiling.
- f. **Window sills/molding** will be replaced with PVC to reduce weathering and painted Roycroft Bronze Green
Existing wall sign will be placed on the rear wall of the building.

Recommendation: Use the manufacturer's Burnish Slate for the awning.

Concern: Height clearance of the Chicks sign is a concern. Please ensure the Chicks sign comply with 6-6 Regulated Signs, B(5)(7) Main Street Historic District Signs, Hanging or suspended signs. *Hanging, suspended, or projecting signs are permitted in the historic area, and shall clear sidewalks by seven feet in height, and project no more than 36 inches from the building.* Hanging

Hanging or suspended signs should project from the wall at a 90-degree angle. Hanging or suspending signs over driveways, alleys, or parking areas is prohibited. Hanging, suspended, or projecting signs shall be limited to a maximum size of six square feet, and if double-sided, shall be calculated as only one sign. One hanging, suspended, or projecting sign per business street frontage is permitted, and shall be calculated as part of the total signage area allowed under section 6-6. Attractive hardware for hanging is encouraged. (See Main Street Historic Design Handbook for examples.)

2. Attic Remodel—Hollis House—Approved as Presented

295 Beauregard Blvd. The applicant wishes to remodel the existing attic area of the brick house from the existing hip roof to a gable roof with shed dormers on the sides in the rear of the structure.

P&Z / BUILDING DEPARTMENT OCTOBER 2018 MONTHLY REPORT

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY OCTOBER 24, 2018

3. Fayette Dermatology --**Approved**
450 Lanier Ave. West

1 Wall Sign

Material—Smooth Dibond

Colors: Black HC-190 (Text and border)

Charcoal slate HC-178 Drop Shadow

White-sign face

Font: Times New Roman

Side Profile: 1/8" Thick



P&Z / BUILDING DEPARTMENT OCTOBER 2018 MONTHLY REPORT

Projects Reviewed by the Planning and Zoning Commission			
Project Type	July 2018	2018 YTD Total	2017 YTD Total
Annexation and Rezoning	0	0	3
Rezoning	0	3	4
Preliminary Plat	0	4	1
Site Development Plan	0	10	8
Elevation Plan	1	4	8
Variance	1	7	6
Special Exception	0	1	8
Amendment to the Zoning Ordinance	2	5	0
Amendments to other ordinances or Bylaws	0	0	4
Comprehensive Plan Text or Future Land Use Map Update	0	0	1
Other permits requiring P&Z approval	0	1	0
Totals	4	35	43

**P&Z / BUILDING DEPARTMENT
OCTOBER 2018 MONTHLY REPORT**

**BUILDING PERMIT ACTIVITY REPORT
OCTOBER 2018**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2018	YEAR TO DATE 2017
120	Permits/Inspection Fees	\$34,447.70	\$286,523.60	\$209,748.63
6	Impact Fees	\$44,190.78	\$527,885.22	\$105,598.60
126	TOTALS	\$78,638.48	\$814,408.82	\$315,347.23

NEW RESIDENTIAL ACTIVITY			
	SEPT. 2018	YEAR TO DATE 2018	YEAR TO DATE 2017
New Single Family Permits Issued	10	78	52
Single Family CO's Issued	5	77	21

FORECLOSURE STATISTICS

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

2017		
	Total	Avg
Listed	22	1.83
Actual	11	0.92

CITY OF FAYETTEVILLE FORECLOSURE 2018														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	4	2	3	2	2	1	3	2	0	0				1.9
Actual	1	0	1	1	0	0	0	1	1	2				0.43

**P&Z / BUILDING DEPARTMENT
OCTOBER 2018 MONTHLY REPORT**

SUBDIVISION LOTS PERMIT STATUS 2000 – 7/31/2018

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	40	5
The Villages at Lafayette	January 2002	173	123	50
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	44	7
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forest Phase 1	March 2017	166	68	98
Oakleigh Manor	October 2016	77	48	29
TOTAL	TOTALS	1199	1008	191